

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR APRIL 12, 2006
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** March 22, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- 1. "S" ZONE APPROVAL NO. SZ2005-12:** A request to construct a 5,994 square foot single-story residence, detached second unit, and various landscape amenities including a covered patio and in-ground pool and spa on an undeveloped parcel located at 1000 Piedmont Road (APN: 088-44-099), zoned R1-H, Single-Family Hillside. Applicant John Ha. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 3197) (*Recommendation: Approve with Conditions to City Council*)
- * 2. MINOR TENTATIVE PARCEL MAP NO. MI2005-4 (Continued from March 22, 2006):** A request for a two-lot subdivision of a .38 acre site located at 387 Rudyard Street (APN: 022-22-071), zoned R1-6, Single Family Residential. Applicant: Hai Tran. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 3202) (*Recommendation: Approve with Conditions*)

X. NEW BUSINESS

- 3. PRESENTATION OF THE 2006-2011 CAPITAL IMPROVEMENT PROGRAM (CIP):** Presentation of the CIP program, providing an overview of the proposed 2006 – 2011 CIP Annual Report. Staff Contact: Greg Armendariz, (408) 586-3317 and Doug Devries, (408) 586-3313. *(Recommendation: Find the Proposed 2006-2011 CIP in conformance with the General Plan and recommend the Proposed Capital Improvement Program to City Council)*

XI. ADJOURNMENT

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

THE NEXT PLANNING COMMISSION MEETING IS April 26, 2006

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Alex Galang-regular member, Noella Tabladillo-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. ADMINISTRATIVE PERMIT NO. AD2006-5:** A request for interpretation on what zoning districts permit, or conditionally permit, shops that sell tobacco and smoking accessories and provide body piercing and tattoo services. Applicant: Sean James. Staff Contact: Cindy Maxwell, (408) 586-3287. *(Recommendation: Provide staff guidance on zoning interpretation)*
- b. “S” ZONE AMENDMENT NO. SA2006-11:** A request to modify the exterior elevations of the approved Oak Springs development at the northeast corner of Montague Expressway and Main Street (APN: 086-34-017). The project has been sold to DR Horton and new architects (Dahlin) will be designing the project. The plans are very consistent with the approved designs. Minor details are proposed to be modified. Applicant: Preston Gaines. Staff Contact: Dennis Carrington, (408) 586-3275. *(Recommendation: Approve)*

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN**

**GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT
THE OPEN GOVERNMENT COMMISSION**

at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

E-mail: rpioroda@ci.milpitas.ca.gov

Fax: (408) 586-3030

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A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features